

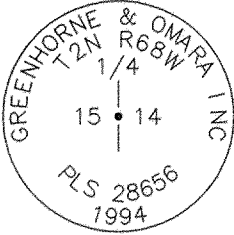
SAFE HARBOR MINOR SUBDIVISION

BEING A SUBDIVISION OF LOT 2, DEL CAMINO SOUTH TO THE TOWN OF FREDRICK, SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

188

West 1/4 Corner
Section 14-2-68

Found No. 6 Rebar
(length unknown) with
2-1/2" dia. Aluminum
Cap in Monument Box.



SNKTV, LLC - PARCEL #131314301001
ZONING - COMMERCIAL

Salazar Way

Lot 2A
4.26± acres
(gross)

Lot 2B
3.00± acres
(gross)

RONALD ELSWICK - PARCEL #131314002003
ZONING - INDUSTRIAL

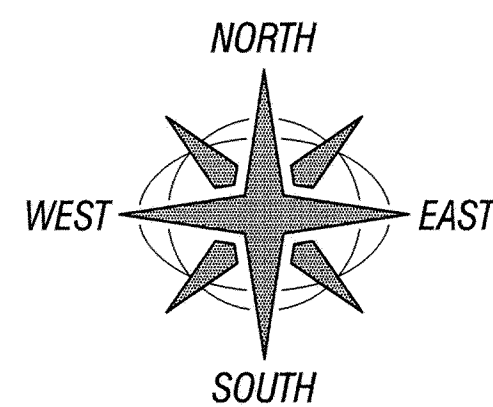
Owners

Thomas S. Wright
3850 E. 48th Avenue
Denver, Colorado 80216

Roy R. Wright
P.O. Box 128
Labret, Quebec S0G2Y0

Land Surveyor

Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, Colorado 80537
(970) 669-0516



SCALE: 1 inch = 50 feet

Certificate of Dedication

Know all men by these presents that Thomas S. Wright (50%) & Roy R. Wright being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

A tract of land located in the Southwest Quarter of Section 14, Township 2 North, Range 68 West of the 6th P.M. being more particularly described as follows:

Lot 2, Del Camino South, Located in the North 1/2 of the Southwest Quarter of Section 14, Township 2 North, Range 68 West of the 6th P.M., Town of Frederick, County of Weld, State of Colorado.

Have laid out this Final Plot of the above described land under the name and style of SAFE HARBOR MINOR SUBDIVISION, showing the proposed lots, access and utility easements on the property.

This Final Plot contains 7.26 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

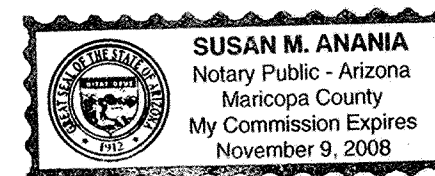
Thomas S. Wright
STATE OF COLORADO) SS
COUNTY OF WELD)

the forgoing instrument was acknowledged before me by Thomas S. Wright, this 21st day of October, 2004.
My commission expires 1-27-2007
Notary Public

Roy R. Wright

STATE OF COLORADO) SS
COUNTY OF WELD)

the forgoing instrument was acknowledged before me by Roy R. Wright, this 20th day of September, 2004.
My commission expires June 1, 2007
Notary Public



General Notes

- Basis of Bearings: The West line of the Southwest Quarter of Section 14, Township 2 North, Range 68 West as monumented by this survey is assumed to bear S00°23'12"E.
- = Set No. 4 rebar (16" long) with 1" diameter red plastic cap marked LS 30462. (unless otherwise noted)
- Comment #10 (Town of Frederick) - In the Schedule B-2 #14-16 are easements that do not affect the subject property.
- Comment #11 (Town of Frederick) - In the Schedule B-2 #17 is a blanket easement that encompasses the entire subject property.
- Comment #12 (Town of Frederick) - In the Schedule B-2 #12 is a blanket easement that encompasses the entire subject property.
- Contours as shown hereon are taken from USGS Quadrangle and are general in nature. Topography shall be performed or verified prior to design and/or construction.
- Client: Safe Harbor Boat & RV Sales
P.O. Box 3877
Mead, Colorado 80524

Easement Approval Certificate

Utility easements are adequate as shown and are hereby approved:

Water District

Telephone Service

Gas Service

Electricity Service

Land Use Table

Number of Lots: 2
Maximum lot size: 4.26± acres
Minimum lot size: 3.00± acres
Average lot size: 3.62± acres
No existing dwellings on proposed lots.

Flood Plain Information

This property is located within Zone C ("Zone C" defined as areas of minimal flooding) of FIRM Community Panel 080266 0850 C, dated September 9, 1982.

The subject property appears not to be within a floodplain as per above mentioned FIRM Community Panel 080266 0850 C map.

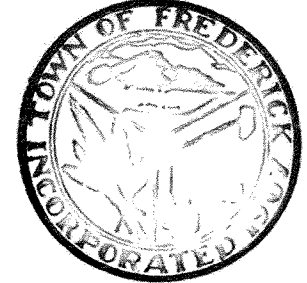
Board of Trustees Certificate of Approval

This Minor Subdivision map of the SAFE HARBOR MINOR SUBDIVISION is approved and accepted by Ordinance No. 775, passed and adopted at the regular (meeting) meeting of the Board of Trustees of Frederick, Colorado, held on Dec. 9, 2004 and recorded on Dec. 9, 2004 in the records of the Clerk and Recorder of Weld County, Colorado, by the Board of Trustees of Frederick, Colorado. The dedications of public streets, public rights-of-way, public easements and other places designated or described for public uses as shown hereon, such other easements shown hereon for the purposes shown, and the electric and water distribution systems to be installed in the subdivision, are hereby accepted. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping, curbs, gutters, sidewalks and walkways, road lighting, road signs, flood protection devices, drainage structures and other improvements that may be required to service the subdivision shall be the responsibility of the owner(s) and not the Town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or other entities shall be subject to a separate Memorandum of Agreement for Public Improvements.

This acceptance of the Final Plot does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued for that lot.

Mayor
Attest: Jacqueline McConnell
Town Clerk



Planning Commission Certificate of Approval

Approved by the Frederick Planning Commission this 18th day of Nov., 2004

Chairman
Planning Commission Secretary

Clerk and Recorder Certificate

This Final Plot Map was filed for record in the office of the County Clerk and Recorder of Weld County at 10 o'clock, M., on the day of AD., 2004, in book page, map reception no.

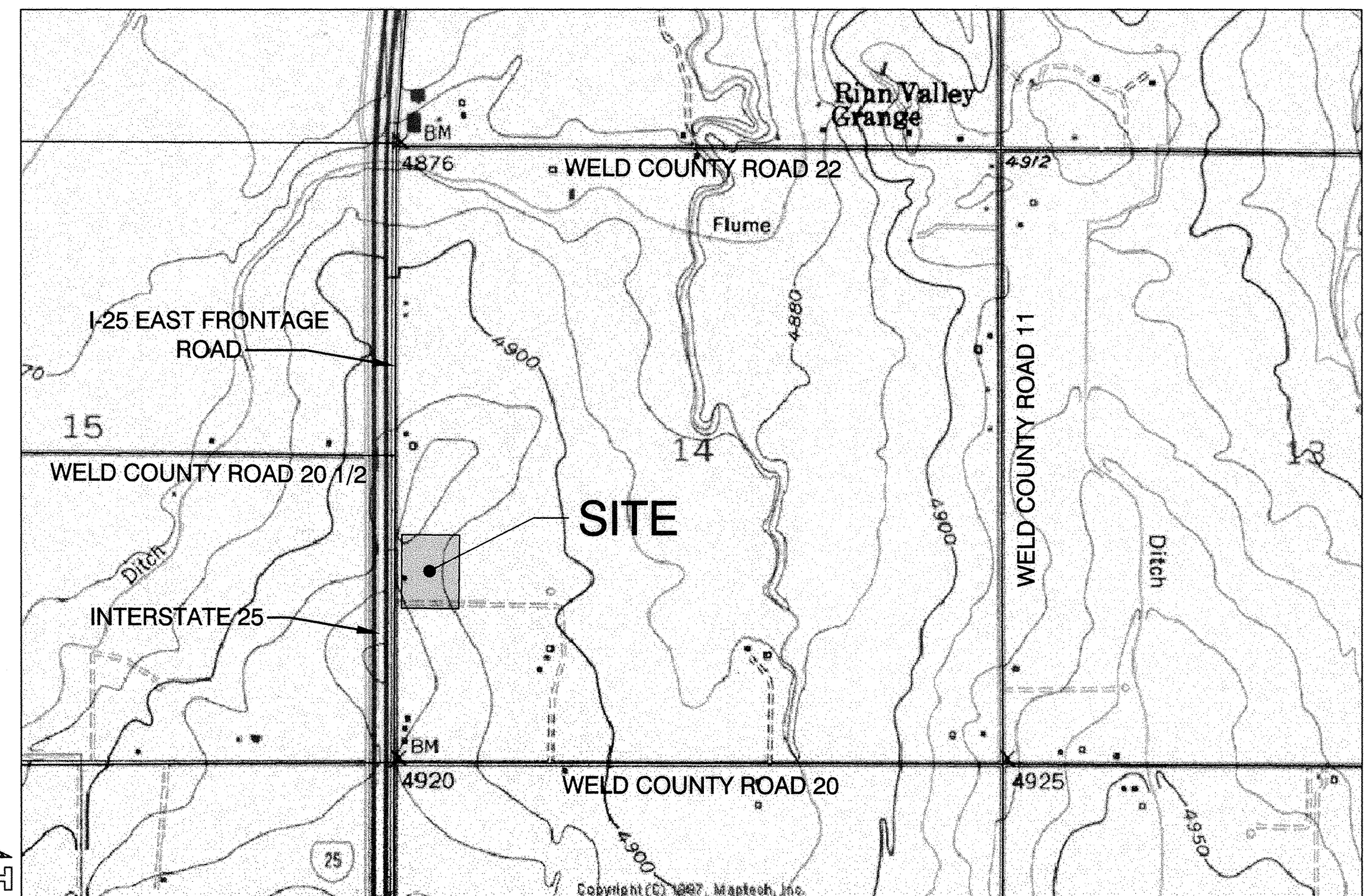
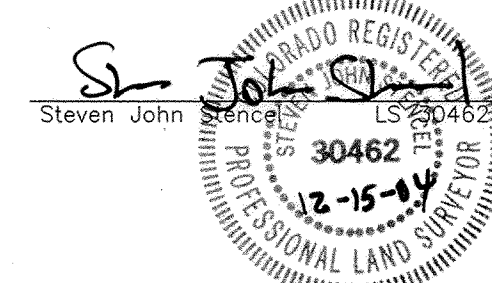
Weld County Clerk and Recorder

Deputy

Surveyor's Certificate

I, Steven John Stencel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Minor Subdivision Map shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Minor Subdivision Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 15 day of Dec., 2004.



VICINITY MAP

Scale = 1" = 1000'

Town of Frederick
P.O. Box 435
Frederick, CO 80530

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516 / FAX (970)-635-9775

REVISIONS:
Revision - approx. location of Kerr-McGee access road. (Frederick)
BY: TSC
DATE: 11/19/04

DATE: 9/29/04
SCALE: 1"=50'
DRAWN BY: TSC
CHECKED BY:
APPROVED BY:

CLIENT:
Safe Harbor Boat & RV Sales

PROJECT TITLE:
Safe Harbor Minor Subdivision
Lot 2, Del Camino South, Town of Frederick, Weld County, Colorado

SHEET NO. 1
NO. OF SHEETS 1
PROJECT NO. P-04-5641